



*John T. Auberger*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**NOVEMBER 16, 2010**

#### **General Information:**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

#### **Roll Call:**

**Albert F. Meilutis, Chairman**

**Michelle M. Betters**

**Diana M. Christodaro**

**Randy T. Jensen**

**William F. Murphy**

**John J. Riley**

**Keith J. Rockcastle**

**Christopher A. Schiano, Deputy Town Attorney**

**Ivana Frankenberger, Planning Assistant**

**Mary Jo Santoli, Secretary to the Zoning Board**

#### **Pledge of Allegiance**

**Additions/Deletions to the Agenda**

**Announcements**

BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 16, 2010

**OLD BUSINESS:**

- 1. Applicant:** John R. Watkins  
**Location:** 3273 Edgemere Drive  
**Mon. Co. Tax No.:** 026.39-3-3  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:**

  - a) An area variance for a proposed house, following demolition of an existing house, to have a front setback of 20.0 ft., (measured from the south right-of-way of Edgemere Drive), instead of the 30.0 ft. minimum required. Sec. 211-11 D (1)(a) & Sec. 211-11 D (2), Table I
  - b) An area variance for a proposed house, following demolition of an existing house, to have a rear setback of 23.1 ft., instead of the 27.0 ft. minimum required. Sec. 211-11 D (2), Table I
  - c) An area variance for proposed lot coverage of 30%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
  
- 2. Applicant:** Texas Roadhouse  
**Location:** 1946 & 1960 West Ridge Road  
**Mon. Co. Tax No.:** 074.15-11-27 & 074.16-2-22  
**Zoning District:** BR (Restricted Business)  
**Request:**

  - a) An area variance for a proposed freestanding restaurant to have a front setback 60.6 ft., measured from the west right-of-way line of Latona Road (aka Fetzner Road), instead of the 85.0 ft. minimum required. Sec. 211-17 B (4), Table III
  - b) An area variance for 378 parking spaces instead of the 609 parking spaces required. Sec. 211-45 N(3)(B); Sec. 211-45 N (4); Sec. 211-45 P; Sec. 211-45 Q; Sec. 211-45 S (1); Sec. 211-45 Z
  - c) An area variance for proposed lot coverage of 22.9%, instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III
  - d) An area variance for a proposed second (south side) building-mounted sign, with a sign area of 229.8 sq. ft., instead of the one (1) 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 16, 2010

**NEW BUSINESS:**

- 1. Applicant:** Sherri L. McCarthy  
**Location:** 369 Stone Road  
**Mon. Co. Tax No.:** 060.82-7-2  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:**

  - a) An area variance for an existing roof-covered patio to have a (west) side setback of approximately 4.0 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 E (1), Table I
  - b) An area variance for an existing shed (15.6 ft. x 10.0 ft.; 156.0 sq. ft.), to have a (west) side setback of 1.6 ft., instead of the 4.0 ft. minimum required. Sec. 211-11 E (1), Table I
  - c) An area variance for an existing shed (15.6 ft. x 10.0 ft.; 156.0 sq. ft.), to have a (south) side setback of 1.6 ft., instead of the 4.0 ft. minimum required. Sec. 211-11 E (1), Table I
  
- 2. Applicant:** Beverly A. Bell  
**Location:** 77 Shoreway Drive  
**Mon. Co. Tax No.:** 026.03-2-21  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:**

  - a) An area variance for an existing house, located on a waterfront lot, to have a front setback of 85 ft. (as measured from the right-of-way line of Shoreway Drive), instead of the 66 ft. maximum established by the neighborhood average. Sec. 211-11 D (2), Table I
  - b) An area variance for an existing, enclosed screened porch (12.0 ft. x 21.0 ft.; 252.0 sq. ft.), to be located approximately 2.0 ft. from an existing in-ground pool, instead of the 10.0 ft. minimum required. Sec. 184-5 A (2)

BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 16, 2010

- 3. Applicant:** Frances L. Lana  
**Location:** 4559 Dewey Avenue  
**Mon. Co. Tax No.:** 046.10-8-20  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** An area variance for an existing shed (8.0 ft. x 10.0 ft.; 80.0 sq. ft.), to be located in a front yard, where accessory structures, including sheds, are permitted in rear yards only. Sec. 211-11 E (3)
- 4. Applicant:** Brett and Kim Clark  
**Location:** 170 El Rancho Drive (aka 265 Arlidge Drive)  
**Mon. Co. Tax No.:** 075.10-7-12  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** A special use permit for a proposed in-law apartment. Sec. 211-11 C (2)(e)
- 5. Applicant:** Park Ridge Free Methodist Church  
**Location:** 10 Straub Road  
**Mon. Co. Tax No.:** 089.05-8-5.1  
**Zoning District:** R1-12 (Single-Family Residential)  
**Request:** An area variance for a proposed freestanding sign to have an overall area of 60.0 sq. ft., instead of the 25.0 sq. ft. maximum permitted. Sec. 211-52 A (2)(c)

BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 16, 2010

- 6. Applicant:** Faber Construction Company & Forest Creek Equity Corporation  
**Location:** 217 Janes Road & 64 Wycombe Place  
**Mon. Co. Tax No.:** 045.08-1-2 & 045.08-1-17  
**Zoning District:** RMH (Multiple-Family Residential)  
**Request:** a) An area variance for a proposed freestanding sign identifying a model home or the temporary location of a builder's office to have an overall area of 32.0 sq. ft., instead of the 2.0 sq. ft. permitted. Sec. 211-52 A (4)  
b) An area variance for a proposed freestanding entrance identification sign, to have an overall area of 24.0 sq. ft. and an overall height of 5.9 ft., where such sign shall not be greater than 20.0 sq. ft., in size and the highest side of such sign shall not exceed 3.0 ft. in height. Sec. 211-52 A (3); Sec. 211-52 A (3)(c) & Sec. 211-52 A (3)(d)
- 7. Applicant:** Farash Corporation  
**Location:** 0 Andover Street  
**Mon. Co. Tax No.:** 075.63-1-1.1  
**Zoning District:** RMH (Multiple-Family Residential)  
**Request:** An area variance for a proposed second freestanding entrance identification sign to have an overall area of 24.0 sq. ft. and an overall height of 5.5 ft., where such sign shall not be greater than 20.0 sq. ft. in size and the highest side of such sign shall not exceed 3.0 ft. in height and where only one freestanding entrance identification sign is permitted. Sec. 211-52 A (3); Sec. 211-52 A (3)(c) & Sec. 211-52 A (3)(d)

BOARD OF ZONING APPEALS AGENDA  
NOVEMBER 16, 2010

- 8. Applicant:** Zebb's Star LLC  
**Location:** 300 Center Place Drive  
**Mon. Co. Tax No.:** 074.20-1-15  
**Zoning District:** BR (Restricted Business)  
**Request:** a) A special use permit for three (3) proposed lighted building-mounted signs (8.41 ft. x 12.0 ft.; 102.0 sq. ft. "Zebb's"; 1.8 ft x 4.5 ft.; 8.2 sq. ft. "Zebb's"; 1.8 ft. x 21.5 ft.; 38.7 sq. ft. "Deluxe Grill & Bar"), to be located on the east side of the building, pursuant to Town Board SEQRA Findings Statement Resolution, dated June 4, 1991; Mitigation Measure 3.20  
b) An area variance for a proposed fourth (east side) building-mounted sign, with a sign area of 38.7 sq. ft. ("Deluxe Grill & Bar"), with an overall total sign area of 250.9 sq. ft., where three (3) building-mounted signs totaling 284.0 sq. ft. was granted by the Board of Zoning Appeals on February 15, 2000. Sec. 211-52 B(2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII
- 9. Applicant:** 2390 West Ridge, LLC  
**Location:** 2390 West Ridge Road  
**Mon. Co. Tax No.:** 074.14-2-22.2  
**Zoning District:** BR (Restricted Business)  
**Request:** An area variance for a proposed (south side) building-mounted sign, with a sign area of 144.6 sq. ft., instead of the one 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B(2)(a) [1] & Sec. 211-52 B(2)(c)[1], Table VII

**MODIFICATION TO NEIGHBORHOOD NOTIFICATION:**

TBD

**ADJOURNMENT**

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